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Downtown Commission  
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## DOWNTOWN COMMISSION RESULTS

**Tuesday, October 23, 2018 - 8:30 AM**

**111 N. Front Street, Michael B. Coleman Government Center**

**Hearing Room (Second Floor)**

### I. Attendance

Present: Steve Wittmann (Chair); Tedd Hardesty; Kyle Katz; Robert Loversidge; Mike Lusk; Jana Maniace; Danni Palmore

Absent: Otto Beatty, Jr.

City Staff: Daniel Thomas, Dan Moorhead

### II. Approval of the September 25, 2018 Downtown Commission Meeting Results

Motion to approve. (7-0)

### III. Conceptual Review

#### Case #1 18-10-1C

0:00

**Address:** W. Goodale Street (Addresses unassigned – 600 block of Goodale)

**Applicant and Design Professional:** Architectural Alliance

**Property Owner:** WC Goodale, LLC

#### **Request:**

Conceptual review for Phase II of the White Castle Residential Development (Buildings 1 & 5).

*The entire White Castle site was conceptually reviewed by the Downtown Commission at their August 2017 meeting. The new White Castle Headquarters was approved later that year (Oct., Nov.). Phase I of the White Castle residential development was approved in August 2018 with the provision that landscaping will come back (Case # 2 this month).*

**Discussion:** Brad Parish – Architecture Alliance (BP) Slides shown, perspective renderings. New buildings are proportional, larger than phase 1 (3 stories) but not overwhelming (5 stories). Same materiality as phase 1, including wood and hardy board. Milky colored brick with black flecks. Mortar will be lighter charcoal. JM – large expanse on the facades, have you thought about breaking it up? Use of texture, Can look a little institutional. Could you introduce some of the elements used on other buildings such as larger windows. A- striated brick shadow line. JM – is there a way to make it more pedestrian friendly? Mostly pavement on both sides coming in and out. SW – fairly massive landscape opportunity. RL – the spine is important. A - Landscaping is important. KK – can you address the wire fabric wall screen.

**Result:** Conceptual review only, no vote taken.

#### IV. Requests for Certificates of Appropriateness

##### Case #2 18-10-2

10:20

**Address:** W. Goodale St. (Addresses unassigned – 600 block of Goodale)

**Applicant and Design Professional:** Architectural Alliance

**Landscape Architect:** POD Design

**Property Owner:** WC Goodale, LLC

**Request:**

Certificate of Appropriateness for landscaping for White Castle Residential Development.

**Discussion:** Part 3 (Community Park) of the submission distributed. Part 1 – Amenity Pool area, Part 2 – Residential Landscaping. POD – organization and pedestrian flow focused upon. Brick crosswalks. Perspectives shown. RL – concern that overall plan (particularly emphasizing brick crosswalks) is absent. Seems as if the brick stops. TH – I like traffic calming effect and amount of landscaping. What about treatment at park spaces? Pod – will be concrete. TH – unique site – isolated in and of itself. Need to carry the landscape out. JM – need to break up larger parking areas with trees. SW – entry treatment is important, especially landscape treatment. RL – clarification of what is being approved today. Some confusion over submission, between packets and PDF. – lack of drawings of pool amenity area. Renderings are insufficient. Come back with architectural plans of amenity area.. Also return with landscaping of community area. SW – the Commission has no problem with the concept of the remaining work. AA - the intent is to have the landscaping all in place, by phase, when this opens. Also the project will involve demolition of the remaining buildings such as the old HQ building. KK – question about dumpster location. RL / DP – motion to approve the residential landscape portion of the submission; KK – 2<sup>nd</sup>.. SW – suggestion that the revised packet not be too large.

**Results** Approval of residential landscaping (7-0). Will return with more information for the pool amenity area and the community landscape.

##### Case #3 18-10-3

38:30

**Address:** 134 E. Long Street

**Applicant and Architect:** Architectural Alliance, Brad Parish

**Property Owner:** SSC Franklin Long LLC

**Request:**

Certificate of Appropriateness for the renovation of historic building for offices, including new second story deck in the rear with parking underneath. . CC3359.05(C)1)

*This project was conceptually reviewed in July of this year. See attached notes. Staff has issued some preliminary CoA's for initial work such as removing concreted blocked windows up to the window opening size.*

**Discussion:** This old building will be renovated for Rise Brands new headquarters. BP - intent with the existing building is restoration, including opening up the existing closed openings. Aluminum clad (black) wood windows will be provided. Black storefront system. A deck will be added to the back side that will have surface parking underneath. Drawings and perspectives shown. Finishes will have a dullish (oxidized) black industrial quality. A second means of egress will be added to the back side. A tree in a planter box will anchor the deck. The deck will have different materials to differentiate spaces. Light fixtures shown. KK – fabulous, a great adaptive reuse. Windows described. The pilasters are sandstone, two of the damaged ones (by auto

accident) will be replaced in-kind. Will try to take off the granulate and then paint the brick grey. If the removal of the granulate proves a problem then will come back. The building was probably built in the 1890's. The Rise Brands blade sign (on Chestnut) will be moved to this site. KK – move for acceptance, RL – 2<sup>nd</sup>.

**Results** Motion to approve (7-0)

**Case #4 18-10-4**

49:55

**Location:** Northeast corner of Long and Sixth Streets (address unassigned)

**Applicant and Architect:** Lupton Rausch Architects / David Goth

**Property Owner:** Gay Street Condominium LLC

**Request:**

Certificate of Appropriateness for parking garage. Includes ground floor retail.

*This project was heard by the Downtown Commission last month. See attached Results.*

**Discussion:** DG – not a lot of changes from what was done last month, more elevation information is being provided. Material samples brought. Retail space in the southwest corner with dog walk area behind. Retail façade will be a white ceramic product. There will also be fiber cement siding. Diagonal mesh work around stairs. Planters along Sixth Street, fighting underground utilities in order to provide. Working through to get compliance with Streetscape Standards. TH – if you are following the streetscape standards you wouldn't need the Commission's approval, only if you are deviating. Dimensions are close to 200' (187.5') in depth and 135' in width. Will come back for signage and lighting. KK – motion to accept. ML – 2<sup>nd</sup>. If there is a need for deviation of landscape standards, bring that back too.

**Results** Motion to approve. Come back for signage and lighting. If there is a need for deviation of landscape standards, bring that back too.

**Case #5 18-10-5**

58:20

**Address:** 471 E. Broad Street

**Applicant and Design Professionals:** WSA Studio - Troy Brummel

**Property Owner:** Motorists Mutual Insurance - Jason Kingham

**Action:**

Certificate of Appropriateness for lighting of skyscraper CC3359.05(C)1)

**Discussion** Slides of submission shown, including examples of lighting elsewhere. TB – Accent lighting on top of the high rise. The fixture will have a 180 degree light output, a direct view. This is a fixture that would not be recessed and the lumen output would not be as intense. RL – colors can change, that is fine, but will it be rainbow, i.e. colors changing and moving? Will Motorists have any policy towards its use? Different colors for different events, like LeVeque. Will it have a chase or will it move or blink? TB – likely to change colors for such things as Breast Cancer Awareness Month and such. SW – on any given Tuesday night what would it be like? RL – what would be the norm? TB – I don't think that Motorists intention would be that it would be active. RL – would there be a standard color, such as white or Motorists blue. SW – I think they need to come back and tell us what they want to do with the colors. We generally like the proposal. TH – we had the same type of conversation surrounding the proposal at City Hall. We looked for parameters there too. SW – I do think we need to be a little bit careful, we don't

want things to go overboard. Talked about dimensions. RL – have you talked to the art museum? What is their reaction across the street? Are you doing any work to the Motorists sign? It is looking very tired. It's probably 20 years old. TB – sign was not part of program. Before you come back talk to the art museum, the neighbor most affected by it. KK – a statement from Motorists would be appropriate, something that states that the new lighting will not dance, chase or distract. SW – some of these buildings have some dignity to them. City Hall for example – some of the stuff that was being proposed there diminished that building. Everything we do we think about precedence – we need to be concerned about this elsewhere. RL – what is your schedule? RL – I do think this will be a nice accent / update. To an older building that sits by itself. SW – do think about the sign that is there. TB – I don't think that there is a hard and fast deadline. DP – you'll be back soon to address our expectations. TB – we could get a statement back from Motorists in no time. SW – I think that this is a very visible thing. RL – I'd be comfortable if there was a statement as to how it would be used. SW – can we approve it on that basis. KK – I move that we approve the lighting as long as it is in a static format, change of color on that basis. SW – with a provision that they can participate in community events. KK -whatever color you want so long as there are not colors chasing around the building. RL – no chasing or blinking. RL – 2<sup>nd</sup>

**Results** Motion to approved the lighting under the condition that the lighting be static in color (no chasing, blinking or distraction). (7-0)

## V. Business / Discussion / Report

1:08:58

### Public Forum

Staff Certificates of Appropriateness have been issued since last notification (September 18, 2018)

#### Ad Mural – ***Bold & Italics***

1. 425 W Nationwide Blvd – Sign
2. ***265 Neil Ave – Pennsylvania Tourism ad mural***
3. ***60 E Spring St – Nationwide Children's Hospital ad mural***
4. 75 E Main St – parking lot sign
5. 300 W Broad – Vets sign
6. 122 E Main – in kind window replacement
7. ***274 S Third St – Alaska Airline ad mural***
8. 172 E State St – Roof
9. 17 S High St – Temp banner – Charity Newsies
10. 17 S High St – Removal of old flu on back of building
11. One Nationwide Plaza – reroofing
12. 233 S High St – Beatty Building – canopy signs
13. ***154 N Third St – Pepsi ad mural***
14. ***123 E Spring St – Pepsi ad mural***
15. 245 N High St (Nationwide Three) – window sign for Ohio Health
16. 280 E Broad St – Franklin County Memorial Hall – flag poles

**Next regular meeting will be on November 20, 2018, the third Tuesday of the month (four weeks away).**

**If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 614-645-8404.**

1:23:05